

IN RE: PETITION FOR ZONING VARIANCE
NW/4 of Rollin Road, 320' SW
of the c/l of Windsor Mill Road
(7 Rollin Road)
2nd Election District
2nd Councilmanic District
Surinder Singh
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-277-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a lot width of 50 feet in lieu of the required 55 feet in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition was G. S. Whillon, Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 7 Rollin Road, consists of 7,000 sq. ft. zoned D.R. 5.5 and is presently unimproved with the exception of an existing storage shed on the rear of the property. Petitioner proposes constructing a single family dwelling on the lot which is only 50 feet wide, hence the requested variance. Mr. Singh testified that the side yard setback requirements can be met and that the development of the 50-foot wide lot is compatible with other properties in the neighborhood. Testimony indicated that the granting of the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Petitioner further inquired as to the existing storage shed on the property. Petitioner was advised that if the shed is located on the property line, either an additional variance must be requested and granted, or the shed will have to be relocated in compliance with the zoning regulations.

3) Upon request and reasonable notice, Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 1/22/90
By [Signature]

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of January, 1990 that the Petition for Zoning Variance to permit a lot width of 50 feet in lieu of the required 55 feet in accordance with Petitioner's Exhibit 1 be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) All structures on the subject property shall be in strict compliance with the zoning regulations. As such, Petitioner shall either bring the existing shed into compliance with the zoning regulations or request a variance for same within sixty (60) days of the date of this Order.

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 22, 1990

Mr. Surinder Singh
3628 Valley Terrace, Apt. A
Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCE
NW/4 of Rollin Road, 320' SW of the c/l of Windsor Mill Road
(7 Rollin Road)
2nd Election District - 2nd Councilmanic District
Surinder Singh - Petitioner
Case No. 90-277-A

Dear Mr. Singh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File



PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-277-A
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 304-2-B 1802.3.C.1. to PERMIT A 5N.
VARIANCE IN LIEU OF THE MINIMUM 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Legal owner and petitioner owns plot no. 31, shown on the attached plat plan, which shows 50.00 feet lot frontage.
2. Petitioner requests that the variance be granted to build house on this lot #31, for which the DR.5.5 zoning requires 55.00 feet frontage whereas the plat plan shows 50.00 feet frontage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Surinder Singh

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Address

(Type or Print Name)

City and State

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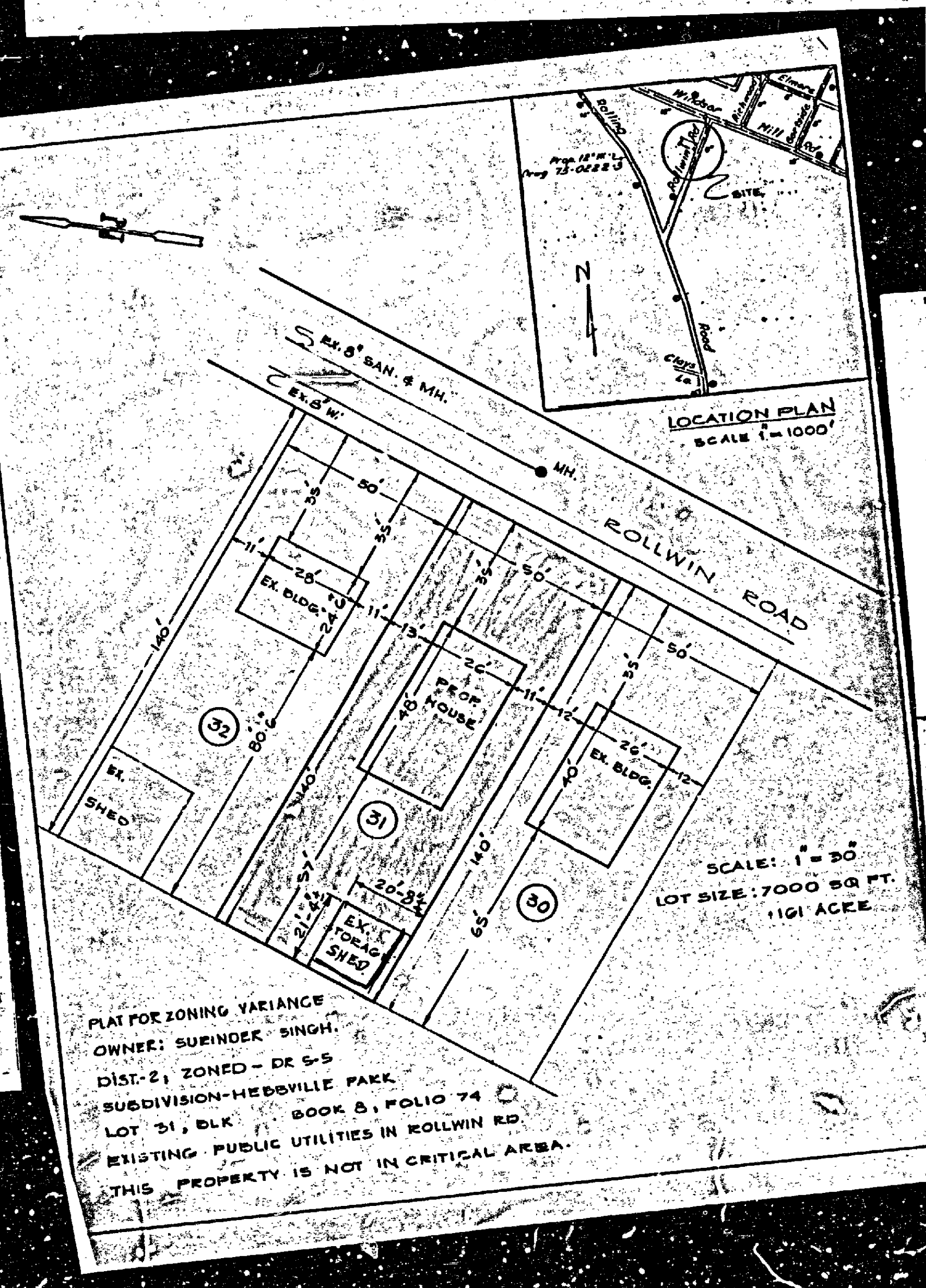
Signature

Address

(Type or Print Name)

City and State

Signature



Tracking System

Baltimore County
Zoning Commission
Office of Planning & Zoning

Date: 10/20/89
Receipt Number: 107245
FEE TYPE: 107245
Identification Number: 0221207
Zip Code: 21207

Petitioner: SINGH
Property Address: 3628 Valley Terrace, Apt. A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

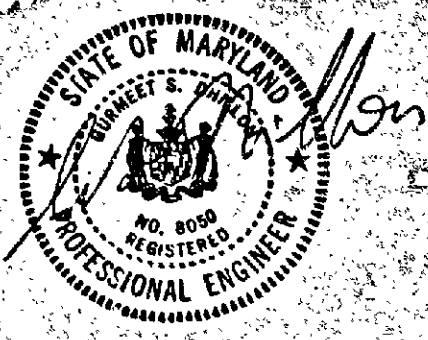
DATE: 10/20/89
ACCOUNT: 107245
AMOUNT: \$35.00

RECEIVED FROM: [Signature]
FOR: ZONING VARIANCE

143

PROPERTY DESCRIPTION
7 ROLLWIN ROAD, BALTIMORE, MD. 21207

Beginning at a point on the North-West side of Rollwin Road which is 30 feet wide at the distance of 320'± South-West of the Centerline of the Windsor Mill Road which is 40'± wide. Being Lot 131, in the subdivision of "HESBVILLE PARK" as recorded in Baltimore County Plat Book 48, folio 874, containing 7,000 square feet or 0.16 acres ±. Also known as 87 Rollwin Road, Baltimore, MD., 21207 and located in the 2nd Election District.



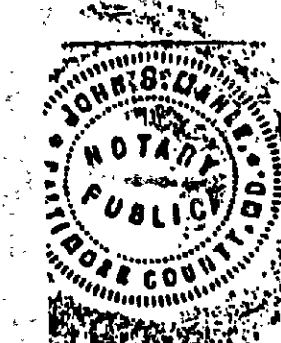
Witness the hands and seals of said grantors:
Witness: John S. Hable (Seal)
DOROTHY MAY KNOCH
STATE OF Maryland, County of Baltimore to wit:
I HEREBY CERTIFY, that on this 15th day of June, in the year one thousand nine hundred and eighty-nine, before me, a Notary Public of the State of Maryland, personally appeared DENNIS DUANE KNOCH and DOROTHY MAY KNOCH, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
My Commission Expires: July 1, 1990.
This document prepared by:
The Sentinal Title Corporation
5840 Bannock Road
Columbia, Maryland 21044 MM 10
301-730-4444
RETURN TO THE ABOVE ADDRESS

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of the said grantors:
TEST: William H. Phillips (Seal)
John S. Hable (Seal)
John S. Hable (Seal)
John S. Hable (Seal)

STATE OF MARYLAND, BALTIMORE COUNTY, To wit:
I HEREBY CERTIFY, that on this 26th day of July 1986, before me, the undersigned a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William H. Phillips and Fredia M. Phillips, his wife, the above named grantors, and they each acknowledged the foregoing deed to be their act, AS WITNESS my hand and Notarial Seal.



Rec'd for Record JUL 27 1986
Per George L. Byxley, Clerk,
Mailed to John S. Hable

receipt
Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number: 933
90-277-A

Date: 10/90
PUBLISHED HEARING FEES: \$111.00
CBO - POSTING SIGNS / ADVERTISING: \$111.00
TOTAL: \$222.00

LAST NAME OF OWNER: SINGH

8 0274 *****1110818 5108F
Please make checks payable to Baltimore County
Cashier Validation

DEED
143

Lot 31 Rollwin Road
Baltimore, MD 21207
Tax ID # 67-11-570130
Election District Two

093102 141
THIS DEED, Made this 15th day of May, in the year one thousand nine hundred and eighty-nine, by and between DENNIS DUANE KNOCH and DOROTHY MAY KNOCH, parties of the first part, Grantors;
and
SUEINDER SINGH, party of the second part, Grantee;
The actual consideration paid or to be paid is \$20,000.00.

WITNESSETH: that in consideration of the sum of five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, convey, and assign unto said Grantee, his heirs, personal representatives and assigns, in fee simple all that certain lot of ground situated in Baltimore County, in the State of Maryland, and described as follows, that is to say:

SUBJECT, however, to a perpetual easement/right of way in favor of the State of Maryland, as shown on the plat of "HESBVILLE PARK", said plat being recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8 folio 74, being more particularly described as follows: said right of way starting at the Northeast corner of Lot Number thirty-one (31) and running at the Northeast corner of Lot Number thirty-two (32) to a point one hundred and six (106) feet parallel along the property line with lot thirty-two (32); then ten (10) feet from said property line with lot thirty-two (32) to a point C.M.S. 100.00; thirty-four (34) feet to the Northeast corner of lot number thirty-one (31).

BEING the same lot of ground which by Deed dated July 25, 1956, and recorded among the Land Records of BALTIMORE CO., at Liber 2979-1 folio 410, was granted and conveyed from William H. Phillips and Fredia M. Phillips to the within named grantors.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of the said Grantee, his heirs, personal representatives and assigns, in fee simple.

And the said Grantors covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

And the said Grantors covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of the same as may be requisite.

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DEED
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Baltimore, MD 21207
Tax ID # 67-11-570130
Election District Two

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CERTIFICATE OF PUBLICATION
TOWSON, MD., December 14, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Dec 14, 1987.

OWINGS MILLS TIMES,
S. Zabe Orlean
Publisher

186.09
186.09

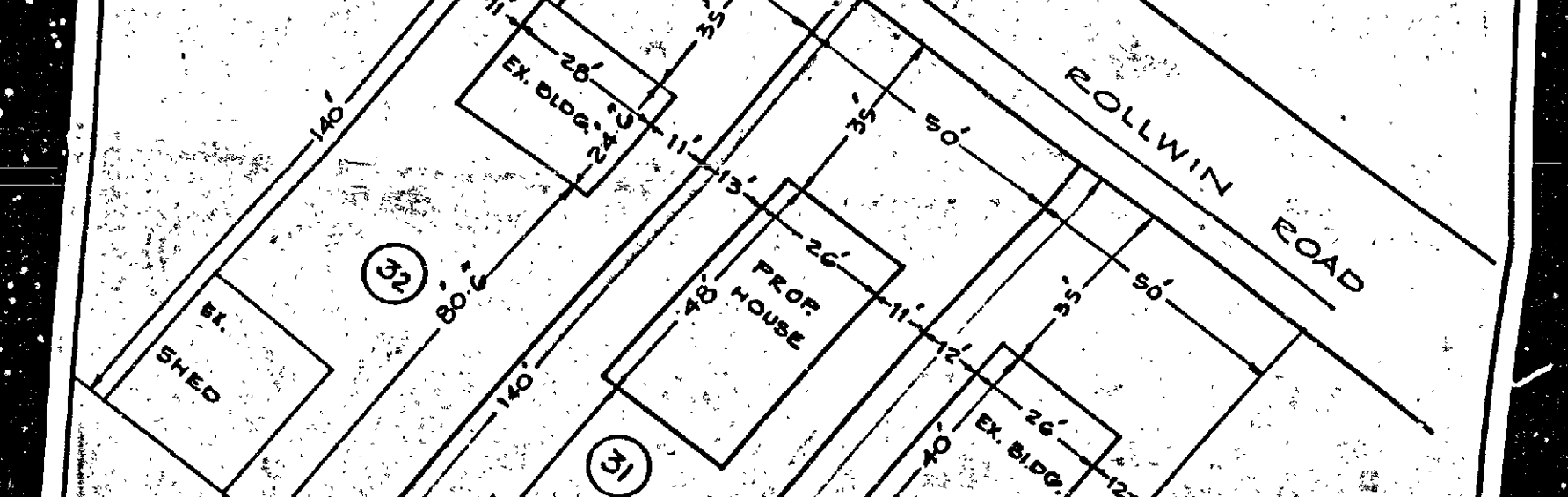
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90-277-A



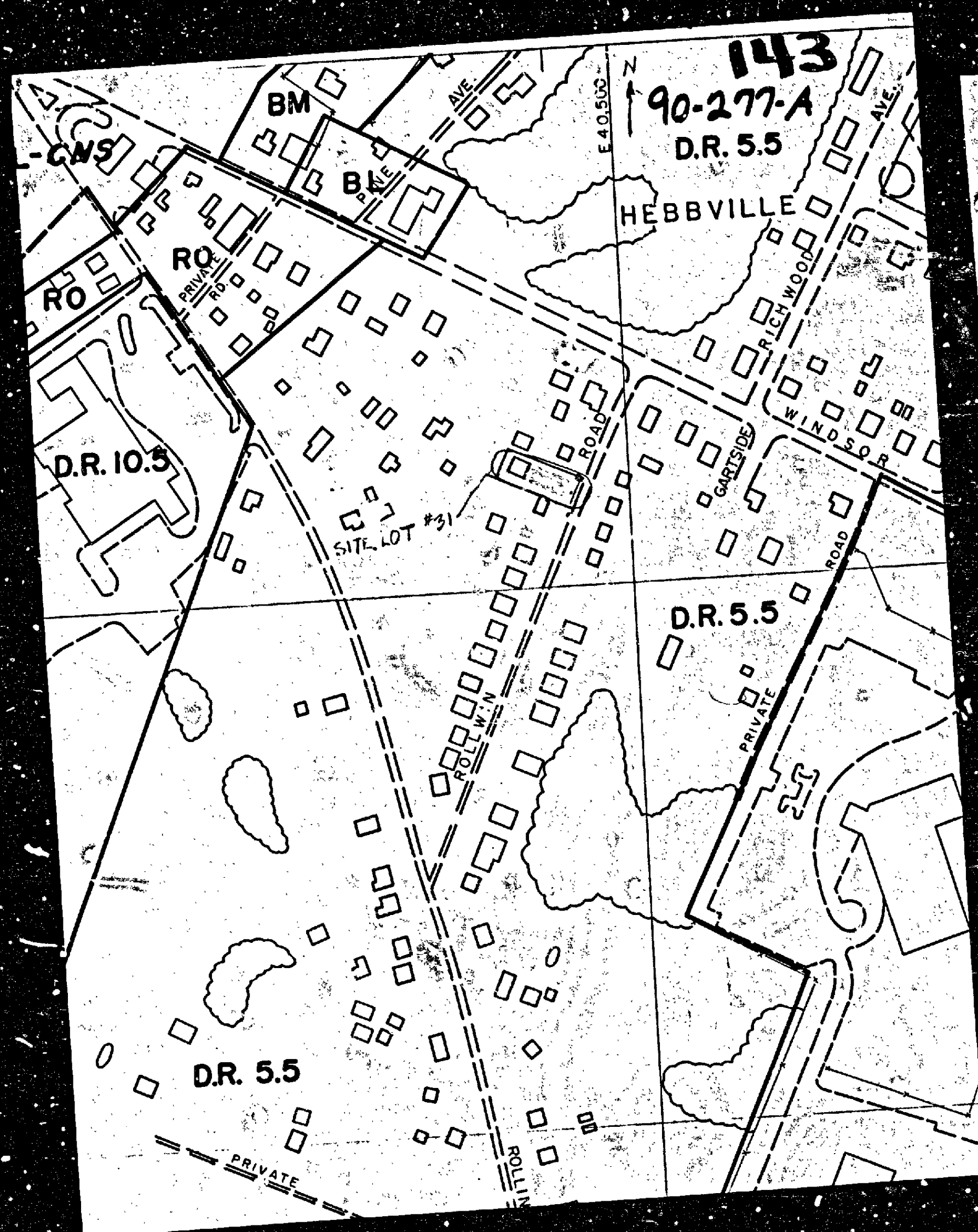
PLAT FOR ZONING VARIANCE
OWNER: SUEINDER SINGH
DIST-2, ZONED DE-5-E
SUBDIVISION-HESBVILLE PARK
LOT 31, BLK. BOOK 8, FOLIO 74
EXISTING PUBLIC UTILITIES IN ROLLWIN RD.
THIS PROPERTY IS NOT IN CRITICAL AREA

186.09
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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 1-7-90



Surinder Singh
3628 Valley Terrace, Apt. A-7
Baltimore, Maryland 21207

Re: Petition for Zoning Variance
CASE NUMBER: 90-277-A
NW/4 of Rollin Road, 320' Sw of c/l of Windsor Mill Road
7 Rollin Road
2nd Election District - 2nd Councilmanic
Petitioner: Surinder Singh
HEARINGS: WEDNESDAY, JANUARY 10, 1990 at 9:30 a.m.

Dear Petitioner:

Please be advised that \$111.09 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

NOTE: (If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

JRH:gs
cc: Petitioners

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 28, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Surinder Singh
3628 Valley Terrace, Apt. A-7
Baltimore, MD 21207

RE: Item No. 143, Case No. 90-277-A
Petitioner: Surinder Singh
Petition for Zoning Variance

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Surinder Singh, Item 143
Zoning Petition No. 90-277A

DATE: December 18, 1989

The Petitioner is requesting a variance to permit a 50 ft. lot width in lieu of the minimum 55 ft. required. Staff had the following comments on the above request:

- In instance such as these, staff's primary concerns are:
 1. What is the impact on adjoining property?; and
 2. Are adequate front, side, and rear yard setbacks being provided on the site?; and
 3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.

- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

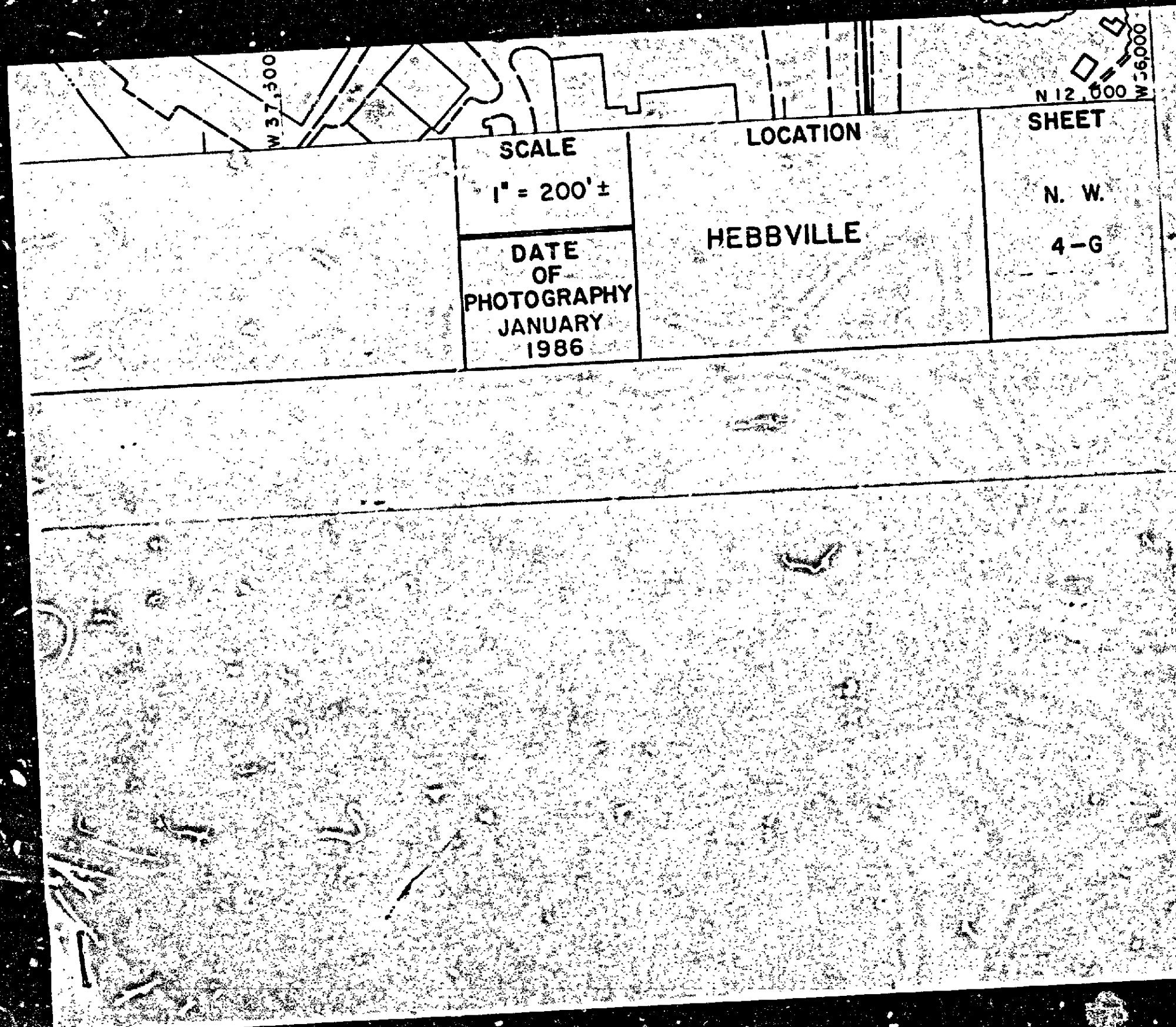
Variances to lot width requirements have been granted to other lots on this street.

Accurate dimensions and setbacks should be provided for the existing storage building shown on Lot 31.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

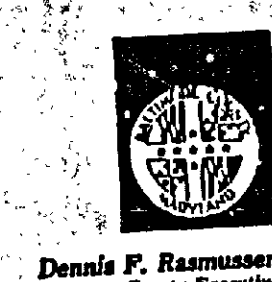
DEC 19 1989



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

December 5, 1989



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-277-A
NW/4 of Rollin Road, 320' Sw of c/l of Windsor Mill Road
7 Rollin Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Surinder Singh
HEARINGS: WEDNESDAY, JANUARY 10, 1990 at 9:30 a.m.
Variances to permit a 50 foot lot width in lieu of the minimum 55 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE: (If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Petitioners

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 1st day of November, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

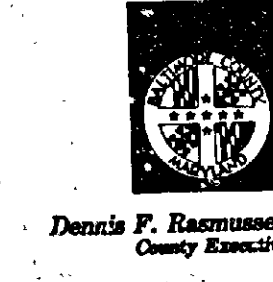
Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Surinder Singh
Petitioner's Attorney:

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4800

Paul H. Reische
Chief



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Surinder Singh
Location: NW/4 of Rollin Road
Item No.: 143 Zoning Agenda: 10/31/89

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard N-101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

NOV 07 1989